



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

November 16, 2021

Meeting will be held at Town Hall

1. Roll Call and Determination of Quorum --- Chair Randall
2. Business:
 - a. Town Update (including policy on subdivisions)
 - b. Flag lots
 - c. Approve Previous Minutes: July 20, 2021---Regular meeting
3. Adjourn

Town of Fairview Subdivision Policy

MINOR Subdivision – 5 lots or Less

MAJOR Subdivision – 6 lots or More

Requirements for MINOR Subdivisions

- Access built to state requirements
- Each lot must have own septic system and well approved by Union County Environmental
- Public water, if available on the road you access
- Maintenance agreement on road serving property (if not built to NCDOT standards)
- Street connectivity:
 - Needed in minor and major depending on street layout to main access

Requirements for MAJOR Subdivisions

- Public water and sewer, if available
 - Available would mean within 2500 ft. and built to Union County Public Works requirements. NO package plants
 - If not available: well and septic system permit required by Environmental Health Union County
- All public utilities must be underground
- Streets must be built to state (NCDOT) standards
- HOA required if subdivision has common grounds
- 10% open space * Road medians would count toward requirement.
- Curb/gutter/sidewalk. * No curb required, if not needed.
- Sidewalk on one side of street, if Curb is required
- Street connectivity:
 - Needed in minor and major depending on street layout to main access
- Street trees-if needed (plan review)
- Streetlights-if needed (plan review)

Approved by Council this 12th day of October 2021

Family Care Home: (See Handicapped, Aged, Infirm Home).

Farm: (See Agricultural Uses)

Farm Supply Store: An establishment where feed, seed, animal and agricultural supplies are primarily sold in bulk quantities.

Farmer's Market: An outdoor market open to no greater than fifty (50) vendors at which locally grown fruits and vegetables, bakery items, condiments, flowers, plants and craft goods are sold on a retail basis. Vehicles used to transport the products to be sold shall be limited to cars, vans and trucks of no greater than three-quarter (3/4) ton in weight capacity.

Fence: A devise made of chain links, posts, wires, or boards designed to serve as a barrier or otherwise to mark off the boundaries of a piece of property, or portion thereof. A fence is not a structure.

Finance Company: A commercial establishment which makes short and long term loans to individuals.

Financial Institution: A commercial bank, a mortgage bank, a savings bank, a saving and loan association, or a credit union any of which are licensed, insured or chartered by the United States of America or the State of North Carolina.

Flag: A piece of durable fabric of distinctive design attached to a permanent pole, that is used as a symbol or decorative feature.

Flag Lot: An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm of the lot that is less than 100 ft. in width. The portion of a flag lot between the street onto which it has access and the point where a lot dimension parallel to the street first equals the minimum lot width as set forth in Section 183 may not be longer than two hundred feet. (revised 5/18/09)

Flea Market: A market held on pre-established dates in an open area or structure where individual sellers offer goods for sale to the public. Such sellers may set up temporary stalls or tables for the sale of their products. Such sales may involve new and/or used items and may include the sale of fruits, vegetables and other eatable items. The individual sellers at the flea market need not be the same each time the market is in operation.

Flex Space: Buildings designed and marketed as suitable for offices but with space available that is able to accommodate bulk storage, showroom manufacturing, assembly or similar operations. Generally, flex space has storefront type windows in the office area of the space.



**Town of Fairview
Planning Board Meeting
July 20, 2021**

The following Planning Board members were present: Chrisie Black, Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Josh Presley, Nancy Randall and Bill Thomas

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk, Teresa Gregorius, Town Clerk, Spencer Thomas, Administrative Assistant

Public Comments

None

Items of Business

A. Review/Recommend Major Development Permit MDP #21-046

Ed Humphries presented Major Development Permit MDP #21-046 requested by Michelle Huggins to develop seven (7) lots zoned RA-40 on 12.21 acres located at 7420 Tesh Road, Parcel #081153016. The Planning Board discussed the accessibility of county water to the development. Mr. Humphries will check with the county as to where water lines are currently located.

Greg Morgan made a motion to recommend approval to the Council of Major Development Permit MDP #21-046 with conditions stated with additional condition of requiring county water if within reasonable access. Tony Helms seconded the motion. Board members Black, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

B. Discuss Major/Minor Subdivision Requirements

Ed Humphries presented the latest revision of the Major/Minor Subdivision Requirements to the Board. The Board discussed and recommended that Mr. Humphries present their list to the Council.

C. Minutes

Doug Buchanan made a motion to approve the June 15, 2021 minutes. Josh Presley seconded the motion. Board members Black, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

Chair Randall recognized Tony Helms and thanked him for his service on the Planning Board.

Greg Morgan made a motion to adjourn. Doug Buchanan seconded the motion. Board members Black, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2021

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